

## WSHFC & HCD CBO Affinity Group

Date: 10/27/2023

### Attendees:

- Tevin Medley: (*The Athena Group*)
- Rhiannon Colaci: (*The Athena Group*)
- Keri Williams: (*WSHFC*)
- Tara Woodruff: (*WSHFC*)
- Roxanne Buchanan: (*FAME Housing Association*)
- Eric Alozie (*Northwest Enterprises*)
- Patience Malaba (*HDC*)
- Faisal Mohamed (*Core Consulting*)
- Troy Drawz (*Imagine Housing*)
- Hamdi Abdulle (*African Community Housing and Development*)
- Evelyn Allen (*Equity Alliance WA*)
- Loren Tierney (*HDC*)
- Ginger Segel (*GS Consulting*)
- Alfredo-Jude Cari (*Puget Sound*)
- Amber Larsen (*Affordable Housing Development*)
- Mesha Florentino (*Delridge Neighborhoods Association*)
- Philippa Nye (*Ally Community Development*)
- Khevin Pratt (*CEO-J2Housing*)
- Jim B (*King County Equity Now*)
- Dani Turk (*HDC*)
- Mohamed (*Unable to acquire organization name*)
- Marcia Wright-Soika (*FamilyWorks*)
- Nancy Long (*501 Commons*)
- Mike Tullee (*United Indians of All Tribes*)

### Agenda:

- Discuss Community Agreements
- Review Memorandum Key Points
- Discuss Process for Engagement
- Plan for Next Meeting

### **Question: *Tevin* - Why is it important to be here today?**

- *Keri*- must write and finalize a policy. Prefers to co-design with CBO's to get true community voices into the elements of this policy.
- *Faisal*- Consensus to learn about policy changes, to advocate for CBO's. Ensure needs are being considered. Ensuring, as consultants, they're advocating for clients.
- *Khevin* – Understanding lived experiences being in Affordable housing spaces. Housing is a HUMAN RIGHT.
- *Alfedo-Jude*- Excitement to collaborate and to reset final written policy timeline. Connect for broader solutions and ongoing conversations.
- *Eric*- That we put implementation in policy, creating opportunities for families.
- *Jim*- Black people have a lack of resources. As they come in, we can make sure they are received.

**Question: *Alfredo-Jude* - How does what we do with this policy affect investors/lenders participation in this program?**

- Unknown, there is essentially no shortage of investors.
- Investor/Lender Pros:
  - Banks get great returns and tax breaks.
  - Community Reinvestment Act- requires banks to invest in communities they are located in. This leaves no room for zero investors because of this.

**Question: *Jim*- Can you give a 2 min LIHTCs program description?**

- *Keri* - State receives a certain number of tax credits based on population; assigned by IRS. Credit assigned to projects that apply to the program. Projects are assigned tax credits; sold in the marketplace to investors. Investors take advantage of credits up to the first 10 years of a project, each year the investor gets to take off their tax bill the credits the project was assigned. Investor provides all 10 years' worth of tax credits up front as cash investment on project. Typically seen as a 1:1 dollar ratio. A developer applies to the Finance Commission to receive allocation of tax credits. Tax credits are allocated by this policy WHSFC is meeting about today.
  - Two forms of tax credits, 4% and 9%.
  - Some investors are banks (i.e., BofA, Chase, etc.)
  - Investors are also syndicated (i.e., National Equity Fund, Enterprise Community Partners, etc.)

**Question: *Marcia*- How will allocation of tax credits for CBO's be sustainable and have an ownership stake compared to larger partners and developers?**

- Needing to review and change requirements in the policy rewrite. Want to strengthen the negotiation power of CBO's vs larger Development Partners by writing into the policy, changes to the calculation and stipulations. Wanting to get investors more comfortable with typical revenue streams for CBO's

**Question: *Hambdi*- Is 501 Commons a free resource?**

- Unfortunately, no. Sliding fee scale. Free Non-Profit advisory service used to help people with resources and connections. Has group of 100 consultants and service providers recommended by other Non-Profits for guidance on lawyers free of charge.

### **Meeting Notes:**

- Meeting Intention: Reset the timeline for the policy to be rewritten. To collaborate on areas attendees want to focus on and capacity building.
- **Add to Community Agreements and Written Documents- Include African Languages**
- *Marcia*- suggests receiving 1:1 consultation with other partners to help develop future partnerships, get coaching on fee structures, etc.
- Over next 5 years, Projects are built on land Sound Transit has been using to build light rail lines. Excess property is required to be disposed of by prioritizing the build of affordable housing.
- *Alfredo*- suggested a case study on scenarios where Non-Profits applied and were not accepted. What were the limiting factors? Taking those examples to use as starter points in next meetings.
- *Nancy Long*- 501 Commons offers help with:
  - Planning and project management.
  - Expertise in financial sector for non-profits (budget prep and asset management)
  - Fundraising advise/campaign support.
  - Grant writing
- WHSFC desires to have voices of the people who will be tenants in these dwellings that the policy will fund. WHSFC desires to have a policy that amplifies communities who are going to be living in the houses built.
- Nonprofits need to consider their past barriers, like fee structures and funding to compete with larger partners.
- Closeout: *Patience* - Acknowledges the conversation today and inspiration for change

### **Key Dates:**

- Policy Timeline: Keri (WSHCF) to have refined policy go to WSHCF board by Summer of 2024.
- (WSHCF) Fall 2023 – April 2024 for policy writing and collaboration on policy verbiage.
- (HDC) Meetings on 4<sup>th</sup> Friday of each month to discuss sections of the policy, proposing to go over 6 specific topics in proposal over 6 months.

### **To-Do's/ Moving Forward:**

- *Marcia*- Requested 1:1 coaching on the application process, creating Memorandum of Understandings (M.O. U's), consulting on concerns, etc. from others in the group.
- *Khevin*- Offered support on the process on how he had successful negotiations with City of Seattle, how the conversations happened and how he got to the conclusion.
- *Loren* (HDC) – Encourages all attendees to send feedback for the next meeting to consider.
- *Keri* is open to creating work groups for more engagement. – *Alfredo* echoes this and is interested.
- *Khevin* to create a written overview of LIHTCs Program
- *Keri* -To receive an invite from a few organizations to meet in smaller group before larger meeting with everyone.